



Key Largo Plan

Monroe's Livable CommuniKeys Program

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Monroe County Planning and Environmental Resources

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Did you know?

- Key Largo is the largest key in Monroe County. It is nearly 30 miles long and 0.5 miles wide.
- The US Census identified 11,886 persons in Key Largo in 2000.
- In 2000 there were about 26,700 registered boats in the County. Three-fourths of all households owned a boat.
- The County had a total assessed land value of approx. \$11 billion in 2000. The majority was residential with only 14% commercial.
- Key Largo was the most visited Key (second only to Key West) according to a 2002 poll.

Key Plan Needs Your Involvement

The Planning and Environmental Resources Department needs your input and ideas for the **Key Largo Liveable CommuniKeys Plan** (MM 97 to 106). This plan is part of the **Liveable CommuniKeys Program** which is ongoing throughout the Keys.

Key Largo is the gateway to the Florida Keys and sets the stage for the larger Key's Experience. Key Largo deserves a community master plan that will communicate its individuality while at the same time maintains the Key's Experience.

The uniqueness of Key Largo is directly related to the people who live, work, and play here. Community input is vital to the planning process. Your participation in public meetings and the community workshops is necessary to develop the overall plan. You are encouraged to provide your insights and there will be many opportunities throughout the process to voice your opinions.

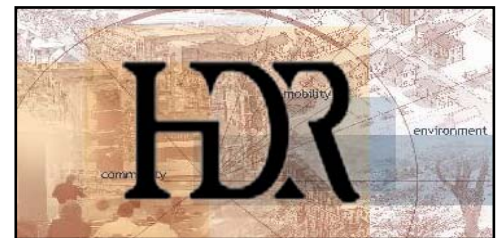
The planning process starts with the first public meeting and workshop to be held on **July 27th**. Watch for announcements for this and future public meetings and workshops in your area. Please feel free to offer comments or ask questions at any time. The **Livable CommuniKeys Program** is a success, largely because of people like you. We are hoping that your interest in the **Key Largo Liveable CommuniKeys Plan** (referred to as the Key Largo LCP) will meet with equal success and participation.



Project Consultants

In May of 2004, the Board of County Commissioners approved **HDR, Inc.**, a full service Architectural, Engineering and Planning (A/E/P) firm to prepare a **Master Plan and a US Highway 1 Enhancement Plan for Key Largo**. The Planning and Environmental Resources Department interviewed three firms and recommended HDR, Inc. to the Board of County Commissioners to prepare the plan.

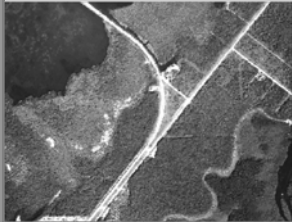
HDR is an employee-owned firm with over 3,300 employees in 90 offices worldwide. In Florida, HDR has offices in Tampa, Orlando, Jacksonville, Pensacola, and Miami-Lakes. The mission of HDR's Planning staff is simple, yet comprehensive: *Creating Places Where People Want to Be*.



HDR looks to create communities that have a unique and distinctive sense of place that truly reflects their history, their location and their inhabitants.

Since its creation in 1988 Growth Management has focused on protecting the natural environment from rapid growth.

MM 106 to 107 (1959)



MM 106 to 107 (1999)



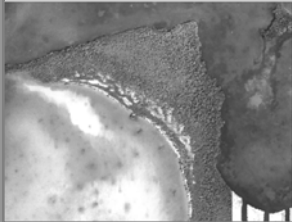
Port Largo (1959)



Port Largo (1999)



Buccaneer Point (1959)



Buccaneer Point (1999)



Livable CommuniKeys Program Mission

In 2000, the Board of County Commissioners identified the need for community based planning throughout the County. This need was met with the establishment of the Livable CommuniKeys Program.

Each individual plan is intended to recognize the uniqueness of a particular community. The plans will provide not only direction for future development and preservation, but will also look at the quality of life within the Key Largo community.

New planning tools such as corridor enhancement master plans, design guidelines, advisory bodies such as local development review panels and new programs will evolve through this program. The final outcome will streamline development, increase input in planning decisions and improve quality of service provided by the local County government.

In the 1980s and 1990s Monroe County's planning resources were directed toward initiatives to protect the natural environment. Now it is time to look at the quality of the built environment and many questions need to be addressed. What are the many characteristics that are unique to our community? What do we want our community to look like in the future? What services and facilities do we need and want in our community? How can we improve what we have to make our community more liveable?

Who's Who

Staff members from the County's Planning and Environmental Resources Department will be working on the Key Largo LCP along with consultants from HDR. County planners are available and may be contacted to answer questions on the master plan during the project.

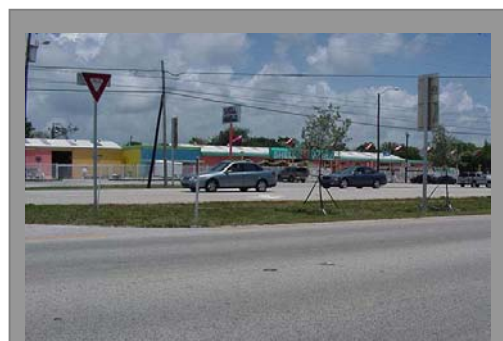
The County Planning Team:

K. Marlene Conaway, Senior Director of the Department of Planning and Environmental Resources. Marlene has been in this position with Monroe County for 5-years. Marlene has 25-years of professional planning experience, 20-years in the State of Maryland providing leadership in the areas of comprehensive and environmental planning for local governments.

David Dacquisto AICP, Director of the Upper Keys Planning Team. David joined Monroe County after relocating from Minnesota. David has over 23-years experience in public planning and was the Zoning Administrator for Minneapolis prior to joining the County.

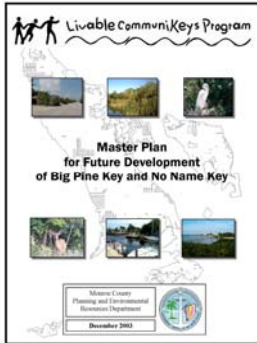
Jason King, Planner. Jason joined Monroe County after relocating from Rhode Island and will work on land use and design issues.

Jose Papa, Bicycle and Pedestrian Coordinator. Jose has been with Monroe County for 2.5-years and has 10-years of professional experience. Jose will work on multi-modal transportation issues.

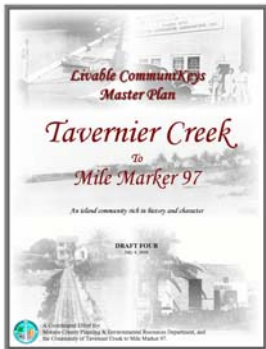


The Livable CommuniKeys program focuses on the built environment.

Other Livable CommuniKeys Plans:



Big Pine. Adopted by the Board of County Commissioners in December of 2003.



Tavernier Creek to Mile Marker 97. County Planning Commission recommended it for adoption June of 2004.

First Public Workshops

The first opportunity for citizens to participate in the planning process will occur on ***Tuesday, July 27, 2004***. Two identical workshops will be held at the ***Key Largo Lion's Club***. Both meetings will cover the same content and are offered to provide interested citizens the opportunity to participate. The meeting will run from ***4:00 to 6:00*** and ***7:00 to 9:00 PM***.

This workshop will be devoted to ***Visioning*** for the master plan. ***Visioning*** is a planning process by which a common set of acceptable ideas are created and consensus developed. During the workshop participants will be asked to help identify the community's Strengths, Weaknesses, Opportunities and Threats that affect the key today and in the future. Each participant's understanding of their community is a critical part of this workshop.

We look forward to meeting you on July 27, and beginning the master plan process.

Major Plan Elements

The Key Largo Master Plan project includes several specific elements that the project team will be working on with the community over the next 9 months. The following components will be reviewed:

- Existing Conditions and Trends Analysis – An evaluation of the key's conditions and identified issues that will affect future redevelopment.
- US Highway 1 Enhancement Plan – An evaluation of the US 1 corridor and an identification of the potential enhancement improvements with preliminary cost estimates and funding sources.
- Key Largo Master Plan – An evaluation of existing conditions and trends, community desires, and the potential enhancements relating to resource protection and redevelopment activities.

The Key Largo LCP will:

- Continue to protect the natural environment and habitat
- Define community character to protect the unique identity and sense of place
- Reflect and enhance community character through building design guidelines
- Define local commercial centers to combat sprawl and protect habitat
- Protect existing residential areas
- Reduce traffic congestion and integrate pedestrian and cyclist facilities into the community
- Beautify US1 through landscaping, streetscaping, parking and building design
- Review non-conforming land uses
- Plan more effectively for sustainable tourism
- Increase the level of understanding and support in communities about planning issues
- Provide greater certainty for the development community
- Improve public involvement in land-use decision- making



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Community Meeting Announcement

Purpose: Key Largo CommuniKeys Master Plan
Visioning Workshops

When: Tuesday, July 27, 2004
4:00 to 6:00 PM, and
7:00 to 9:00 PM

Where: Lion's Club (MM 99-100)
20102 Homestead Avenue
Key Largo, FL
(Behind TIB Bank)